

LA VERNIA CROSSING

LA VERNIA, TX

9,750 SF EXPANSION

NOW LEASING



REPRESENTING THE OWNER

BILL OSBORNE

OSBORNE PROPERTIES

P.O. BOX 206

SUTHERLAND SPRINGS, TEXAS 78161

TELEPHONE 830-217-4011

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Big news: La Vernia and Texas are tops for business in America

La Vernia may not seem big when compared with the Lone Star State, but what it lacks in size, it makes up for in impact.

La Vernia, according to lendedu.com, is ranked:

•No. 3 in "The Best 100 Towns in Texas for Starting a Small Business" — just behind Perryton and Boerne!

•No. 53 in the Top 500 places in the United States to start a small business.

Now that's *big* news!

According to Texas Gov. Greg Abbott in a CNBC op-ed in July, Texas has the fastest-growing economy in the nation.

"More Texans are working than ever before as the Lone Star State leads in private-sector job creation — over the

month, over the year, and over the past 10 years," Abbott said. Jobs in Texas are now on pace for the strongest growth in four years, he added.

In Abbott's four years as governor, the Texas economy has been spurred by cutting taxes and regulations, investing in the state's roads and infrastructure, and focusing on developing a world-class workforce.

"It's no surprise then that Texas is also growing faster than the nation," the governor said. More than half of the state's population growth is from newly born Texans. "And Texas is by far the 'stickiest' state: More than 8 in 10 of those born in Texas stay in Texas."

Freedom is a magnet.

Limiting government restrictions helps pro-

vide the opportunity to succeed.

The state's greatest natural resource is its growing, skilled, and productive workforce. This has made Texas the top exporting state, the top tech-exporting state, and the top state for jobs created by foreign and domestic investment. When all the goods and services produced by the people and businesses in the Lone Star State are combined, Texas has an annual GDP of \$1.7 trillion, making the Texas economy the 10th-largest among the nations of the world.

When given the freedom to aspire, Texans risk their own capital and invest in themselves and others by opening businesses large and small. New business formation in Texas is at a five-year

high. Start-ups, Fortune 500 companies, and more than 2.6 million small businesses are growing here. Texas is ranked by CEOs as the best state for doing business — for the 14th year in a row.

As one Texas entrepreneur puts it: "If you like big ideas ... build your business in Texas."

Abbott plans to continue fostering this growth.

"Texas remains focused on the formula for success: reforming taxes, removing regulatory barriers, encouraging participation in the sharing economy, improving our education system, and securing Texans' freedom — because liberty is the root of prosperity," the governor stated.

"That is a blueprint for success for Texas and any state in the nation."



Mesquite Bean

Day Care

HEB CENTER

Whataburger

Property Owned by HEB

La Veria Crossing Center

SITE

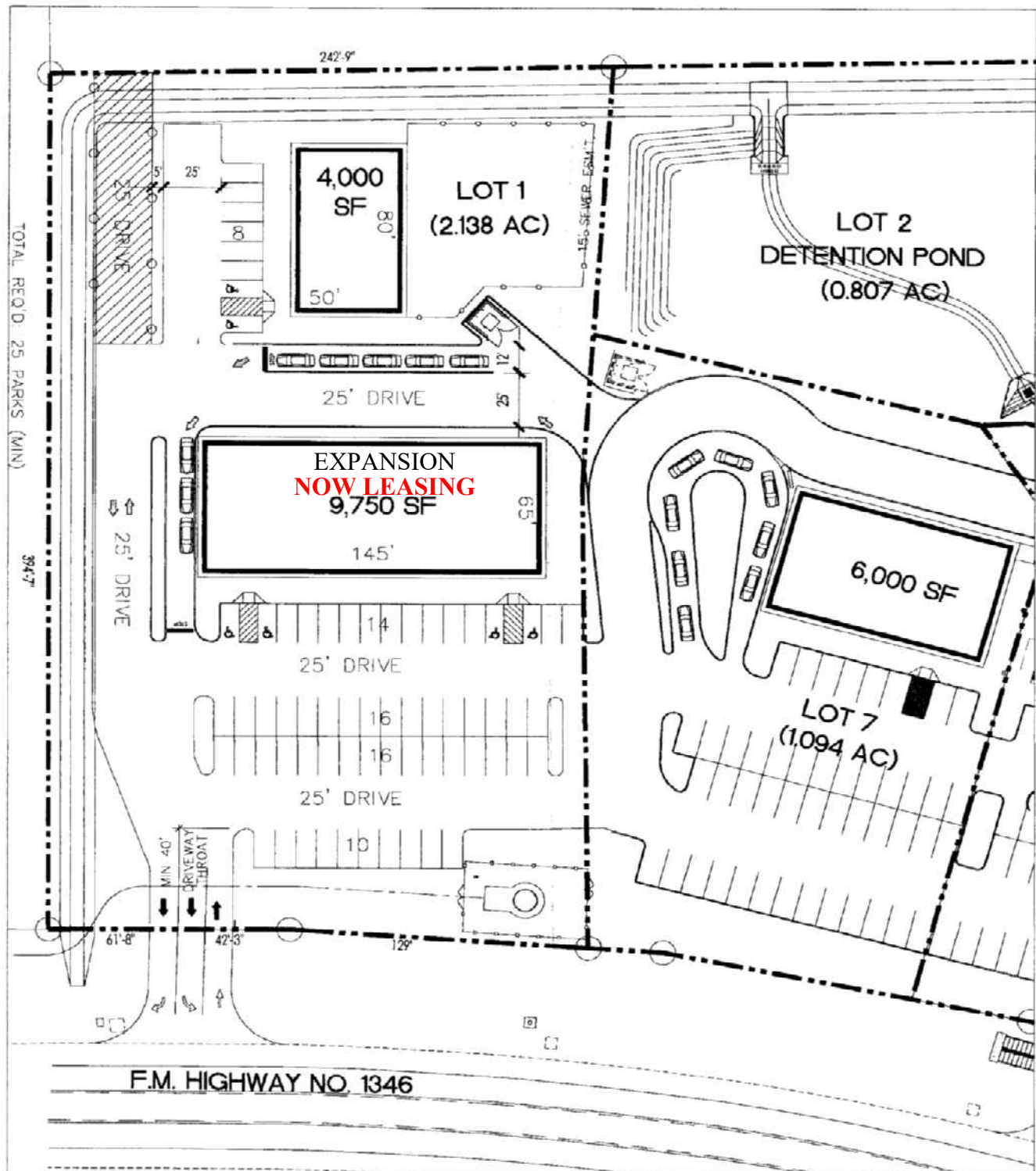
1346

Google earth



PROPERTY INFORMATION

PROPERTY:	La Vernia Crossing Center Expansion
LOCATION:	FM 1346 at US Highway 87 West La Vernia, TX
LAND SIZE:	10.211 Acres
EXISTING SPACES:	22,104 SF. (100% Leased)
EXPANSION:	9,750 SF
BAY DEPTHS	65 Feet
PARKING SPACES	56 for expansion space
ZONING	C-1. City of La Vernia 830-779-5441
TRAFFIC COUNT:	US Highway 87 West: 17,026 VPD FM 1346 South: 9,142 VPD
SIGNAGE:	Pylon on Highway 87. Subject to availability Large Panel. \$100.00 Monthly Small Panel. \$50.00 Monthly Monument on FM 1346. Subject to availability \$50.00 Monthly
MINIMUM LEASE TERM:	Five (5) years
LEASE RATE:	\$20.00 SF Annually, NNN. End cap with drive thru \$18.00 SF Annually, NNN. In line space
EXPENSES:	Common Area Maintenance, Real Estate Taxes, and Insurance estimated at \$5.52 SF Annually
FINISHOUT ALLOWANCE:	\$20.00 SF above raw shell
UTILITIES:	All utilities are available. Lessee is responsible for retaining an engineer to confirm location, accessibility and capacity for Lessee's intended use.
DEMOGRAPHICS:	Available upon request.
AGENCY:	Osborne Properties represents the owner.
INFORMATION ABOUT BROKERAGE SERVICES:	Included in this package.



La Vernia Crossing
Retail Center Phase III
Preliminary Plan
La Vernia, TEXAS 78121

DeMunbrun Scarnato Associates, Inc.
Architects / Planners / Project Managers
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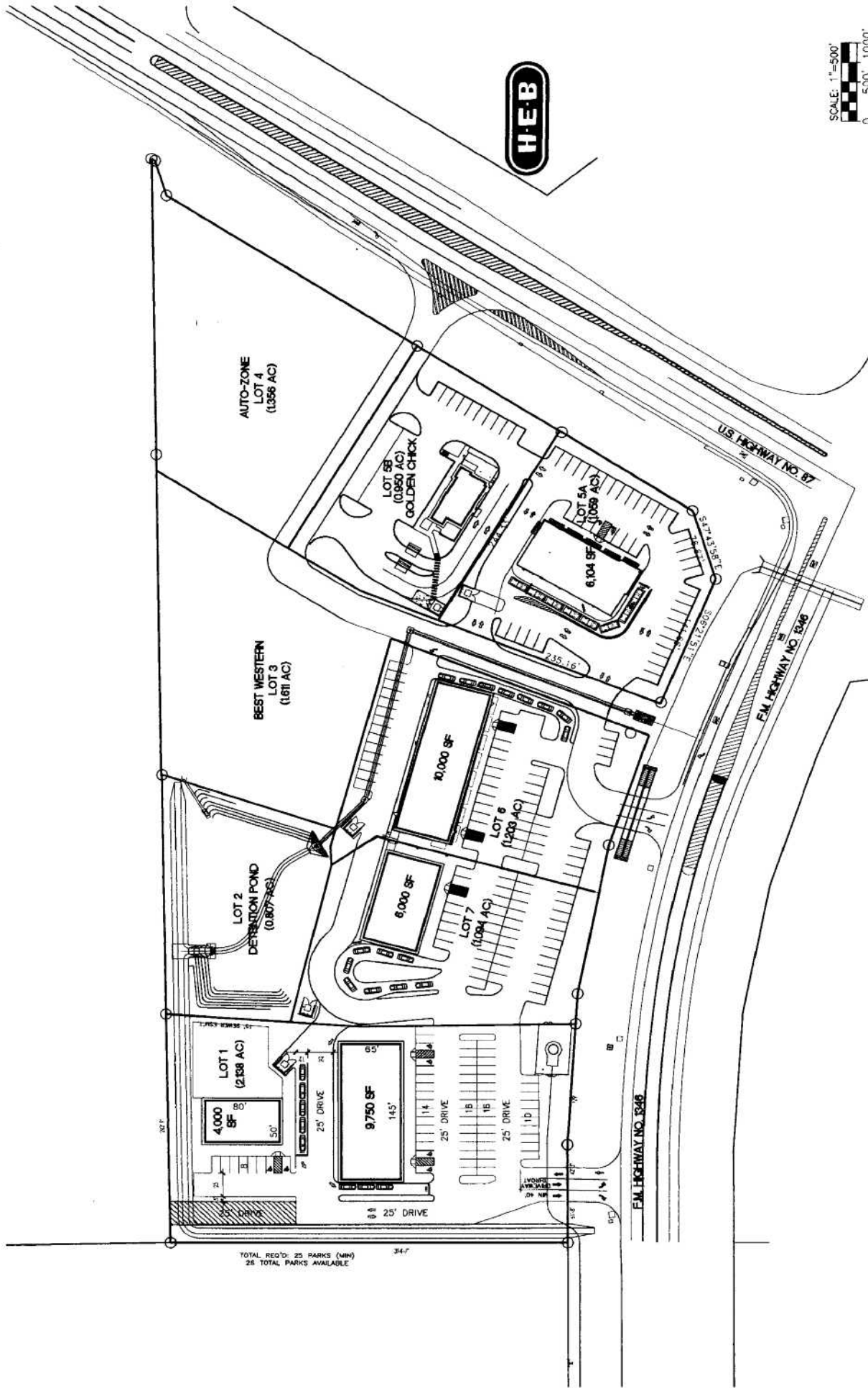
NORTH



SITE PLAN

SCALE: 1" = 500' - 0"

S:\19003 La Vernia Phase III Development\siteplans\061719
SP-1
06/07/19



SCALE: 1" = 500'
0 500' 1000'

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La Vernia Crossing
Retail Center Phase III
Preliminary Plan
La Vernia, TEXAS 78121

1 SITE PLAN
SCALE: 1" = 500'

S:\18003 La Vernia Phase II Development\18003\180119
SP-1
6/20/19



TENANT ROSTER

Lot 1:

9,750 SF NOW LEASING EXPANSION

Lot 2:

Detention Pond

Lot 3:

Best Western Motel

Lot 4:

Auto Zone

Lot 5 B:

Golden Chick

Lot 5 A:

Taco Bell

SG Nails

AT&T

Lot 6:

WB Liquors & Wine

LV Emergency Clinic

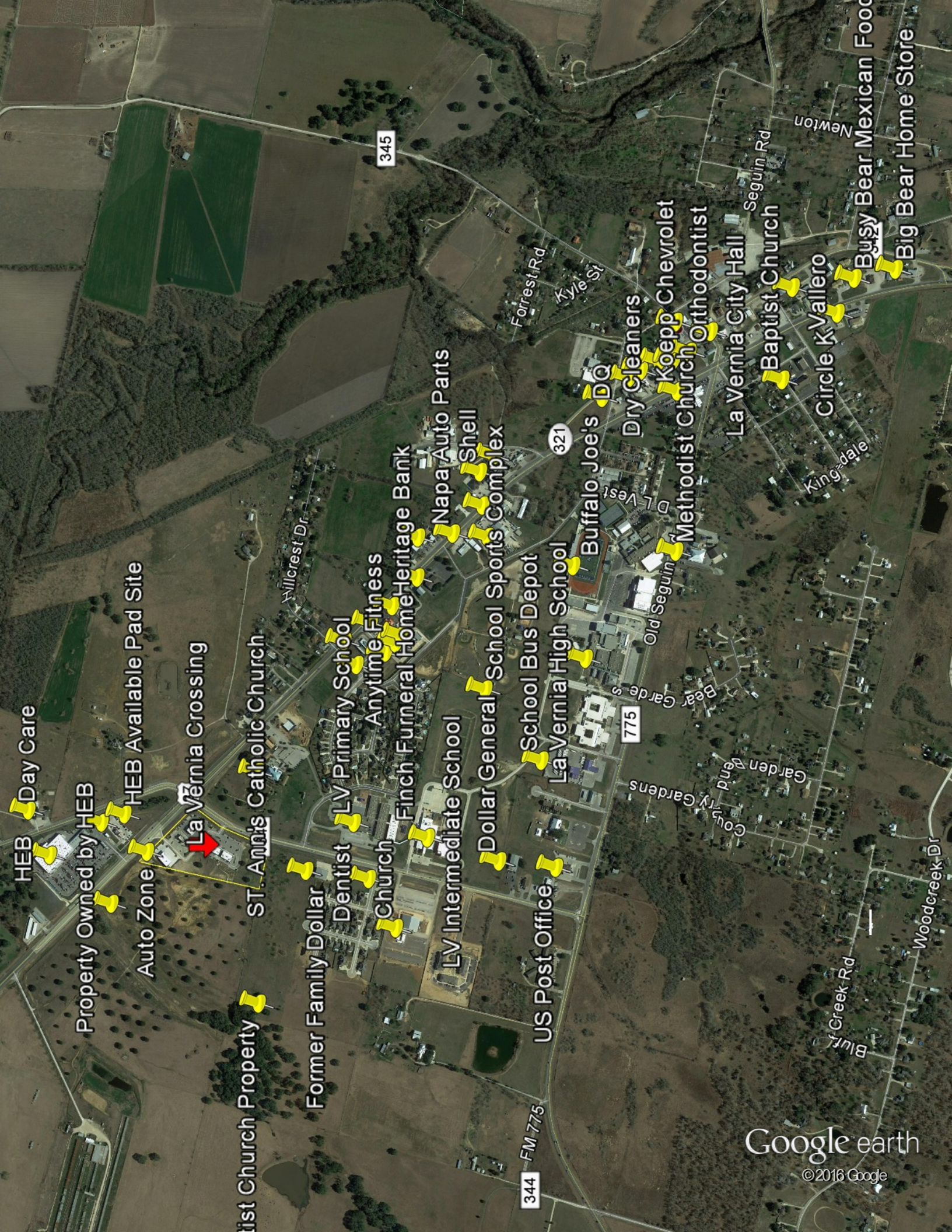
Family Practice

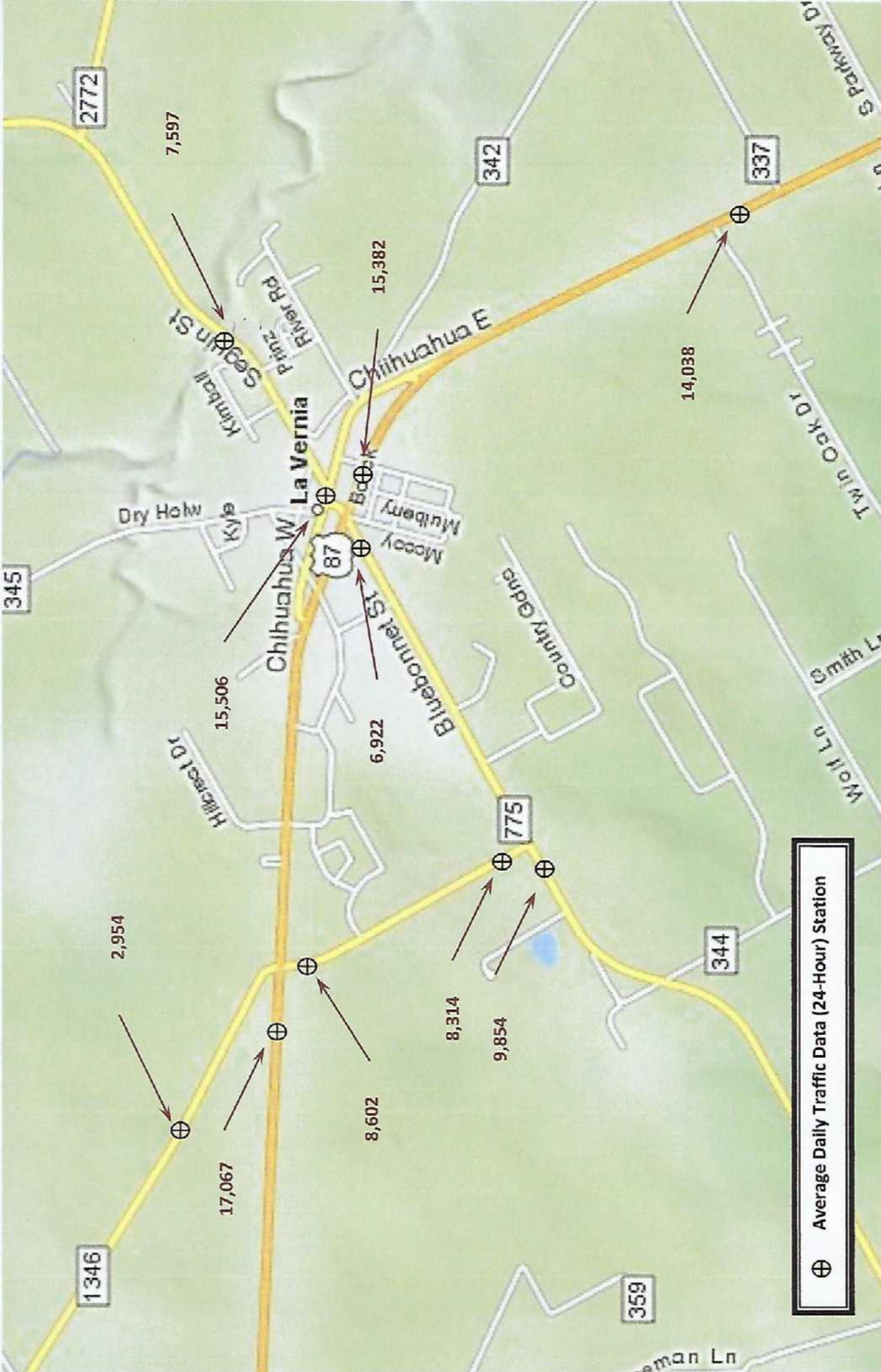
Lot 7:

Donny's Brew Pub

Realty Place

Capparelli's Italian Restaurant





La Vernia, Texas (2019)

TEXAS

State Sectional

AUSTIN REGION

MAP #8001

Scale: 1" equals 18.6 miles

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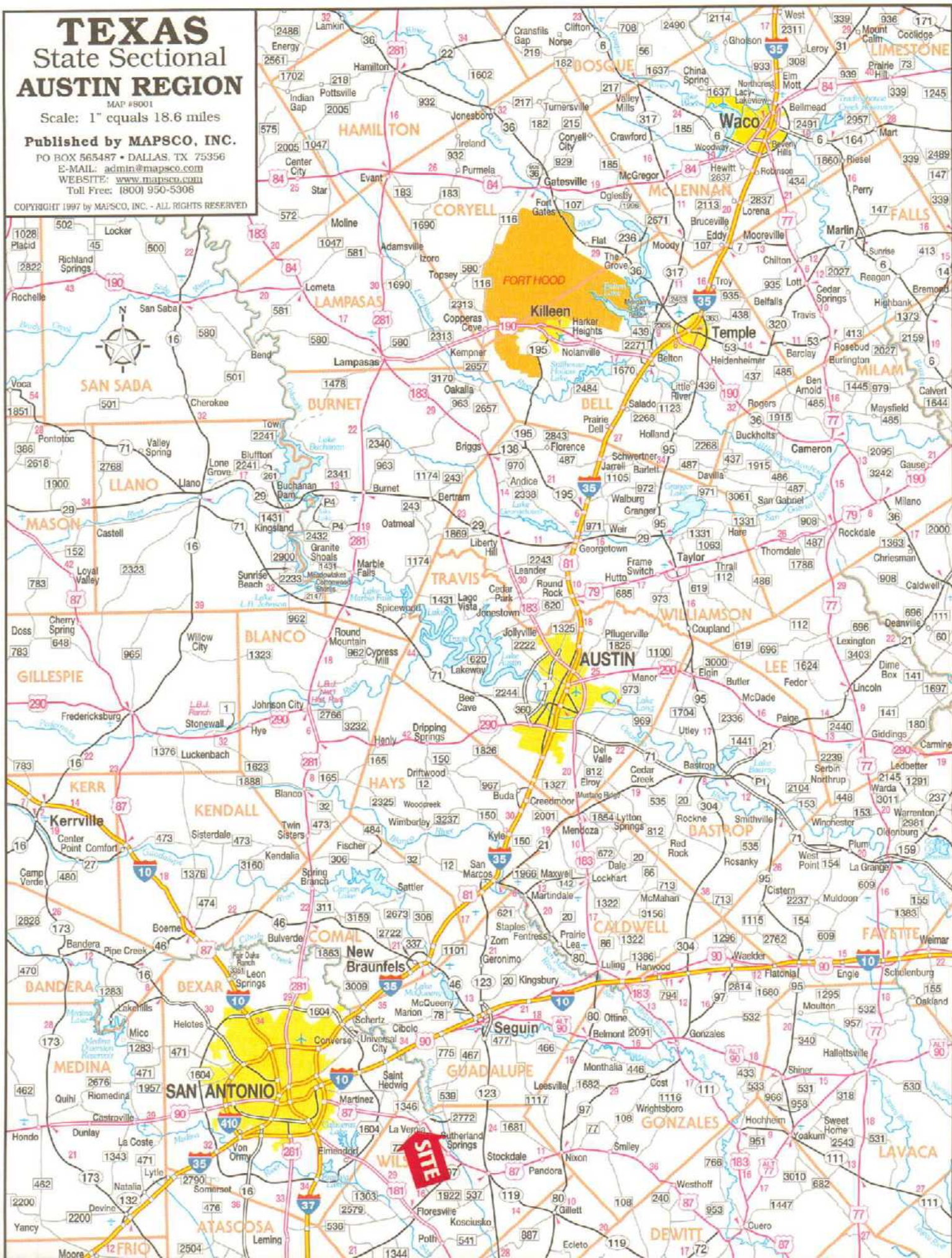
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TITLE ADVISE

As required by law, Tenant/Buyer are advised to have the abstract covering the property examined by an attorney of their own selection or obtain a lease hold owner's policy of title insurance (Tenant) or a policy of title insurance. (Buyer)

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities: modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and Tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

SALE/LEASE HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may, in the future, be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or uses in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above and below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate brokers have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel regarding the Property.

**La Vernia Crossing Center
La Vernia, Texas**



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

LA VERNIA CROSSING CENTER

OSBORNE PROPERTIES REPRESENT THE OWNER

William Paul Osborne

dba Osborne Properties

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Information About

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